

BK 0440 PG 0787

STATE MS - DESOTO CO. *W*

RE03-0023

Hawks Construction & Development, Inc. *Mar 31 4 43 PM '03*
A MISSISSIPPI CORPORATION

GRANTOR

TO

C O R P O R A T E
BK *440* PG *787*
W.E. DAVIS CH. CLK. W A R R A N T Y

D E E D

Ollie Keith Workman and wife Amy J. Massey-Workman,
GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Hawks Construction & Development, Inc., a Mississippi Corporation, does hereby sell, convey, and warrant to Ollie Keith Workman and wife Amy J. Massey-Workman, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 27, Section A, Sunset Farms Subdivision, located in Sections 9 & 10, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 71, Pages 11-13, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to restrictive covenants, easements and building lines of record in Plat Book 71, Pages 11-13, and Book 39, Page 590, and Book 378, Page 204, and Book 46, Page 11 & 12, in the Chancery Court Clerk's office of DeSoto County, Mississippi. Further subject to Right of Way to Entergy MS, Inc. in Book 377, Page 567 and Book 428, Page 776; Right of Way to MP&L in Book 46, Page 378; Easement to Bell South Telecommunications, Inc. in Book 416, Page 738, in the Chancery Court Clerk's office of DeSoto County, Mississippi. Also subject to the following note on plat:

This subdivision is classified as a low density rural type development which utilizes road ditches and natural streams to convey stormwater. It is not the intent of the developer to ever improve these ditches or streams in any manner other than what is required by the governing authority for final subdivision approval. No present or future governing authority is under any obligation, either written or spoken, to improve said ditches and streams. Purchasers of these lots are to maintain said ditches and streams so as to prevent erosion and to convey the stormwater in such a manner not to cause a problem upstream or downstream of their lot.

Taxes for the year 2003 have been prorated, and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Corporation this the 27th day of March, 2003.

HAWKS CONSTRUCTION &
DEVELOPMENT, INC.

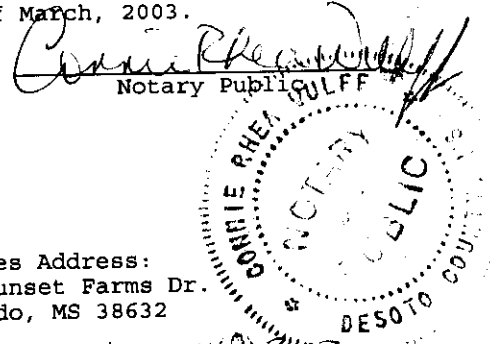
BY: *[Signature]*
Herbert Michael Hawks
President

BK0440PG0788

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Herbert Michael Hawks, who acknowledged that as President for and on behalf of and by authority of Hawks Construction & Development, Inc., he signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of March, 2003.



My commission expires:
June 17, 2003

Grantors Address:
P. O. Box 159
Hernando, MS 38632

Phone: Res.- N/A
Bus.- 662-429-3334

Grantees Address:
1979 Sunset Farms Dr.
Hernando, MS 38632

Phone: Res.- 662-449-3412
Bus.- 901-601-7388

Prepared By:
Chamberlin-Nowak, P.C.
170 W. Center St.
Hernando, MS 38632
(662) 429-7888